

BOSTON REDEVELOPMENT AUTHORITY

AMENDMENT TO THE REPORT AND DECISION ON APPLICATION
FOR APPROVAL OF THE PORT DEVELOPMENT COMPANY, INC.
PROJECT AND CONSENT TO THE FORMATION OF PORT DEVELOPMENT
COMPANY, INC.

Paragraph 5, Sub-Paragraph (a) of the "Report and Decision On Application for Approval of the Port Development Company, Inc. and Consent To The Formation of Port Development Company, Inc." adopted by the Authority on July 31, 1969, is amended in the following manner:

"By striking out the figure "18" where the same appears in said paragraph and inserting in place thereof the figure "20" and by striking out the figure "14" where the same appears in said paragraph and inserting in place thereof the figure "16".

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APPLICATION OF PORT DEVELOPMENT COMPANY, INC. TO AMEND THE
APPLICATION OF GEORGE W. PAGE, ET AL, FOR THE AUTHORIZATION
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL
LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652
OF THE ACTS OF 1960, AND TO AMEND THE REPORT AND DECISION
ADOPTED BY THE BOSTON REDEVELOPMENT AUTHORITY ON JULY 31, 1969.

PORT DEVELOPMENT COMPANY, INC., a corporation formed pursuant to the consent and approval of the BOSTON REDEVELOPMENT AUTHORITY, and the Mayor of the City of Boston, under the provisions of Chapter 121A of the Massachusetts General Laws, and pursuant to the provisions of Section 13 of Chapter 652 of the Acts of 1960, and pursuant to and in accordance with the provisions of Rule 10 of the Rules and Regulations of the Boston Redevelopment Authority, hereby applies for leave to amend the application heretofore filed with the BOSTON REDEVELOPMENT AUTHORITY, which amendment, in the opinion of the Petitioner, does not constitute substantial or fundamental changes.

Your Petitioner respectfully requests that the following amendments to the original application be granted:

To amend Paragraph 5, Sub-paragraph (a) by striking out the figure "18" where the same appears in said paragraph and inserting in place thereof the figure "20" and by striking out the figure "14" where the same appears in said paragraph and inserting in place thereof the figure "16."

The structure to be built will therefore consist of a hotel containing a total of 20 floors in height and be comprised of a 15-storied tower surmounting a base building of 4 stories, with the 20th floor being utilized for window washing and mechanical equipment rooms.

The addition of the 2 additional floors will, in the Petitioner's opinion, make the project more economically feasible and will increase the original amount of sleeping rooms in the contemplated hotel structure to a total of 560 rooms.

When the application was originally filed, the plans and specifications filed with the BOSTON REDEVELOPMENT AUTHORITY and on which the Report and Decision and Approval were based, were limited by the height restriction imposed by the Federal Aviation Administration of 169 feet above mean sea level. Since that time, application has been made and approval has been granted by the Federal Aviation Administration for an increased height in the project area which allows construction in the area to a maximum height of 242 feet above mean sea level. The change requested here of the addition of 2 floors to the building reflect an increase in the overall height of the building to 200 feet above ground level, an increase of only 20 feet over the height originally approved by the BOSTON REDEVELOPMENT AUTHORITY, and without other changes in the location or other general dimensions of the building.

WHEREFORE your Petitioner respectfully requests that in the event its leave to amend as herein requested is granted, the Report and Decision of the Authority, and the permissions for deviations therein be accordingly amended so as to permit and be applicable to the increased height.

Executed this sixth day of August 1970.

PORT DEVELOPMENT COMPANY, INC.

By:

Joseph Bramberg
Joseph Bramberg, Clerk
Hereunto duly authorized

COMMONWEALTH OF MASSACHUSETTS

Suffolk, SS

August 6, 1970

Then personally appeared Joseph Bramberg, Clerk, as aforesaid and acknowledged the foregoing instrument to be the free act and deed of PORT DEVELOPMENT COMPANY, INC., before me

Archie H. Jannison
Notary Public
My Commission Expires: August 24, 1971

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MEMORANDUM

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: Port Development Company, Inc. Project

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SUMMARY: This Memorandum requests that the Authority approve a minor modification to the already approved 121A Application by Port Development Company, Inc.

In the "Report and Decision on Application for Approval of the Port Development Company, Inc. Project, and Consent to the Formation of Port Development Company, Inc." which was approved by the Boston Redevelopment Authority on July 31, 1969, the Authority established building height restrictions of eighteen (18) stories on the construction of a proposed hotel.

Such restrictions were imposed because of limitations then existing and embodied in Federal Aviation Administration regulations. Since the filing of the original Application, these limitations have been increased to subsequently allow for increases in the total height of buildings in the general East Boston vicinity. The proposed increase in height limits of this submission is approximately twenty (20') feet and is well within the new maximum height restrictions of 242' above mean sea level.

In the attached Application, the Port Development Company, Inc. has represented that such an increase in height of their structure from 18 to 20 stories does not constitute substantial or fundamental changes. It does not appear from the staff's viewpoint that such an increase in height will affect the development of the surrounding area or negatively affect the general area in which this development is located. The Developer is anxious to move ahead with this particular project and contemplates that this minor modification will make the project more economically feasible and will increase the original amount of sleeping rooms in the hotel structure. Accordingly, it is recommended that the Authority adopt the attached Amendment to the Report and Decision which amends Paragraph 5, Sub-Paragraph (a) thereby allowing for an increase in height limitations as beforementioned.

An appropriate Vote follows.

Attachment

